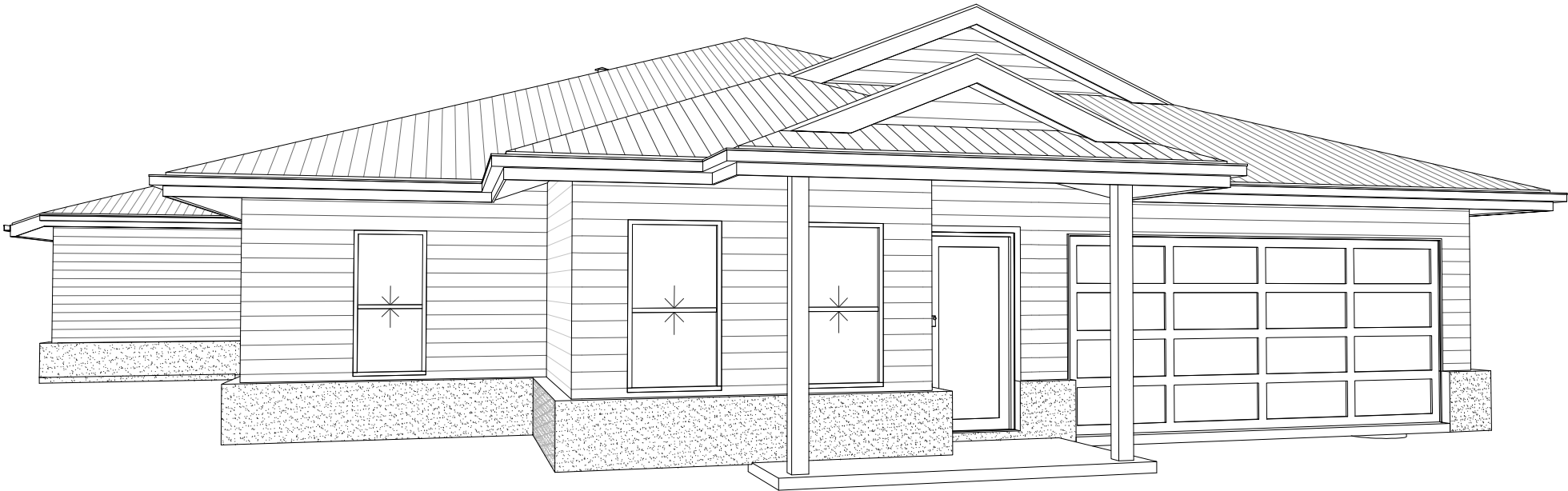


Contents Schedule

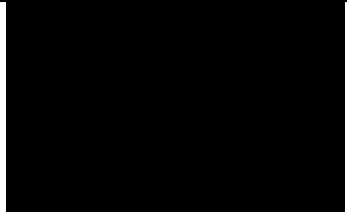
Sheet Number	Drawing Name
2	Floor Plan
3	Elevations
4	Sections
5	Slab Plan
6	Existing Site Plan
7	Site Plan & Driveway Profile
8	Drainage Plan
9	Landscaping Plan
10	Door/Window Schedule & Colours Schedule
11	Electrical Plan
12	Basix Notes

Revisions Schedule

#	Date	By	Description
A	17-4-2025	JG	Sketch
B	7-5-2025	JG	Working Drawings
C	30-5-2025	JG	Changes
D	10-6-2025	JG	Basix & NatHERS Notes



ADDRESS:
Lot 1223 DP1302496
3 Margaret Lane,
Caerleon, 2850



Suite 5, Level 1, Harrington Plaza
23 Fairwater Dr, Harrington Park
NSW 2567
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NOTES

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- 5. ANY ITEMS SHOWN OR DRAWN WITHIN THE ENCLOSED PLANS THAT ARE NOT LISTED OR DISPLAYED, ARE TO BE DEEMED AN EXCLUSION

Any 3D perspectives shown are for illustrative purposes only

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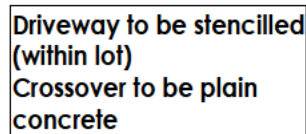
Proposed Dwelling &
Attached Secondary
Dwelling

LGA: Mid-Western Regional	Zone: R1
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APPLICATION TYPE:
CDC

JOB NUMBER:
25037-3 j.g

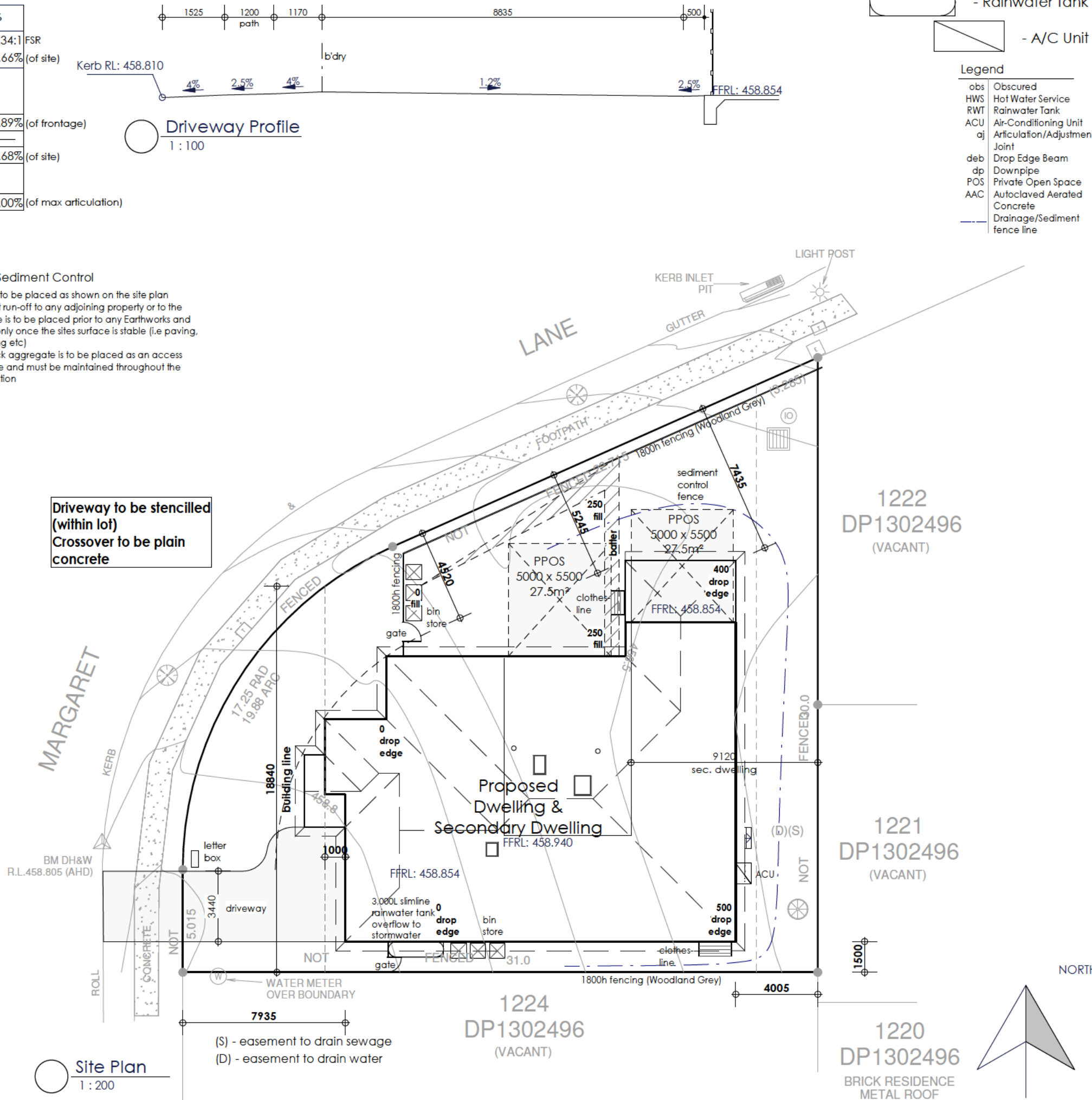
	Required/ Max	Proposed	%
Site Area: 694.7m ²	_____	_____	0.34:1 FSR
Total GFA:	335m ² <	233.82m ²	33.66% (of site)
Landscaping			
Total Frontage:	_____	99.93m ²	
Front Landscaped:	24.98m ²	64.84m ²	64.89% (of frontage)
Rear Landscaped:	104.21m ²	287.22m ²	_____
Total Landscaped:	208.41m ²	352.06m ²	50.68% (of site)
Articulation			
Front Articulation (25%):	15.61m ²	0.00m ²	0.00% (of max articulation)



Site Compliance Information (Housing SEPP2021)

Site Setback Requirements (Housing SEPP2021)

	Max/Min	Proposed
Site Area: 694.7m ²	_____	_____
Total Height (max) (from NGL):	8500mm	6052mm
Side Setback (min.):	1463mm	7100mm
Rear Setback(min.):	8000mm	9120mm



- Rainwater Tank

- A/C Unit

Legend

obs	Obscured
HWS	Hot Water Service
RWT	Rainwater Tank
ACU	Air-Conditioning Unit
aj	Articulation/Adjustment Joint
deb	Drop Edge Beam
dp	Downpipe
POS	Private Open Space
AAC	Autoclaved Aerated Concrete
---	Drainage/Sediment fence line

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Proposed Dwelling & Attached Secondary Dwelling

APPROVAL & STAMP

DRAWING:
Site Plan & Driveway
Profile

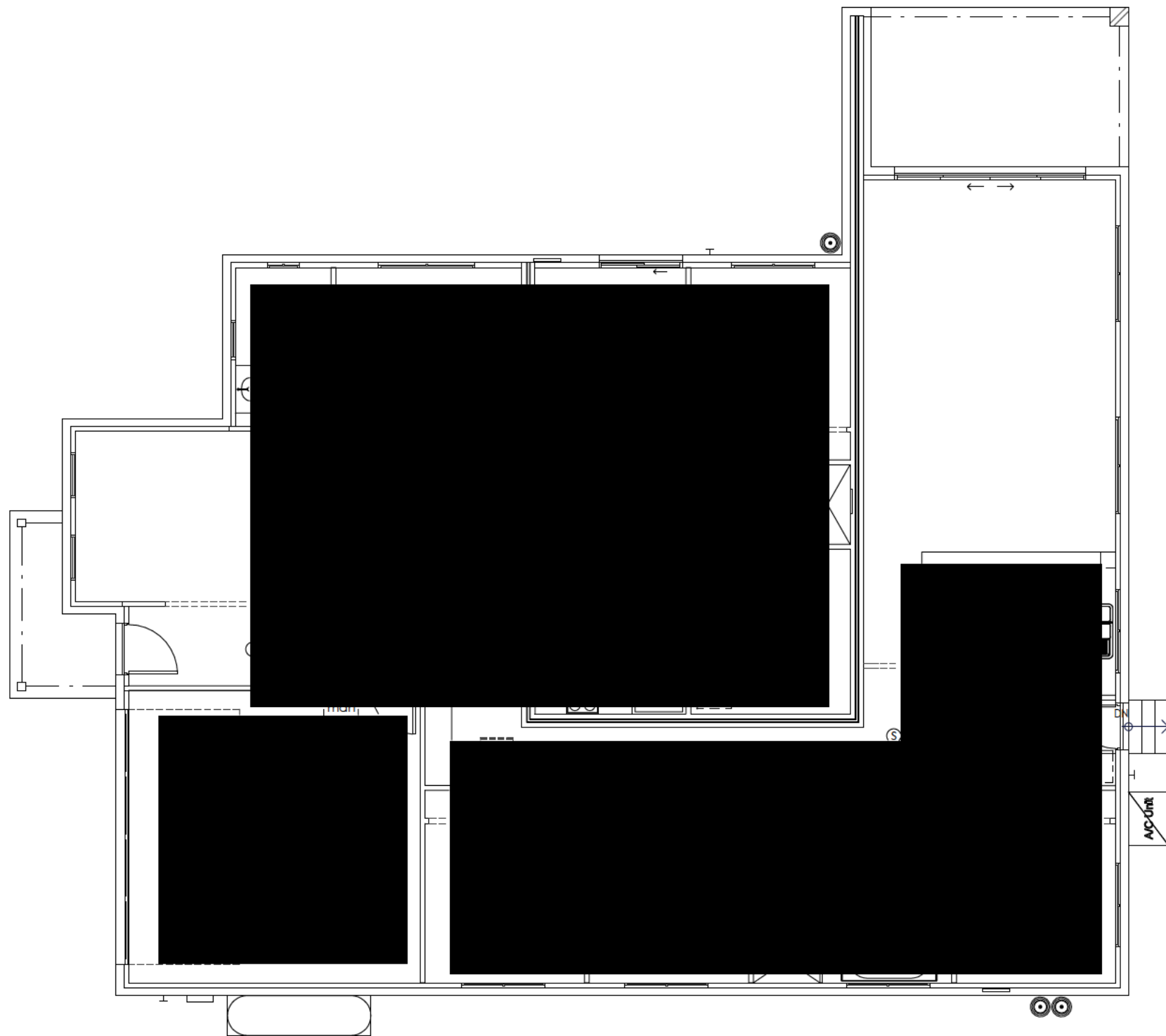
Working Drawings SCALE @ A3: As indicated	REVISION D 10-6-2025
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JOB NUMBER: 25037-3 j.g PAGE: 7

11

Suite 5, Level 1, Harrington Plaza
23 Fairwater Dr, Harrington Park
NSW 2567

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Electrical Plan
1 : 100

Description	Symbol	Qty	Notes
Light Point			
Wall Light Point			
Downlight			
20W Fluoro			
Dimmer Switch			
2-Way			
3-Way			
Single G.P.O			
Double G.P.O.			
Ext. Single G.P.O.			
Ext. Double G.P.O.			
T.V. Point	+TV		
Exhaust Fan			
2 in 1			
3 in 1			
Door Chime			
Smoke Alarm			
Ceiling Fan			
Sensor Light			
Phone Point	+PH		
Gas Point	+GAS		



Legend	
obs	Obscured
HWS	Hot Water Service
RWT	Rainwater Tank
ACU	Air-Conditioning Unit
aj	Articulation/Adjustment Joint
deb	Drop Edge Beam
dp	Downpipe
POS	Private Open Space
AAC	Autoclaved Aerated Concrete
---	Drainage/Sediment fence line

NORTH

Lot 1223 DP1302496
694.70 m²

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Proposed Dwelling & Attached Secondary Dwelling

APPROVAL & STAMP

DRAWING:

Electrical Plan

Working Drawings SCALE @ A3: As indicated	REVISION D 10-6-2025
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PAGE: 11

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23 Fairwater Dr, Harrington Park
NSW 2567


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[illegible]

Notes
<p>Granite Guard termite barrier.</p> <p>Weatherstripping to all external doors.</p> <p>Quick-release hinged to be fitted to WC, Bath, Pdr or Ensuite (where applicable).</p> <p>Construction to be in accordance with the BCA and any other relevant Australian Standards.</p> <p>Insulation must be installed in accordance with BCA/NCC & relevant Australian standards.</p> <p>NOTE: all dimensions to be verified and confirmed on site prior to the commencement of work.</p> <p>Floor tiling as per plan detailing/tender.</p> <p>All operable window openings located on a floor that is 2m or more from FGL or FFRL (below) are to be fitted with operation restriction devices; 3.12.</p> <p>Smoke-alarms to be installed in accordance with H3D6 Part 9.5.2 of the BCA/NCC and AS 3786-2014; 9.5.2.</p> <p>All wet areas to comply with the requirements of H4D2 H4D3 Part 10.2 and AS 3740-2010, including but not limited to installation of drainage flanges, falls to floor wastes and waterproofing systems; 10.2.</p> <p>All stairs & stair finishes to comply with Clause 11.2 of the BCA/NCC; 11.2.</p> <p>All balustrades are to be a minimum of 1m high & are to comply with Clause 11.3 of the BCA/NCC; 11.3.</p> <p>All bathroom doors which have a door within 1.2m of the closet plan will be provided with lift-off hinges; 10.4.2.</p> <p>Condensation Management, where applicable, to comply with the provisions of Part 10.8 of the ABCB Housing Provisions.</p> <p>Part 6: Manufactured frame and trusses to be installed in accordance with Part 6, AS 1684 and manufacturer's specification. Alternatively, cut on site is to be provided with full structural specification.</p> <p>Parts 8.3 & 8.4: Window schedule confirms all windows have been selected to comply with these parts.</p> <p>Part 10.8.2: All proposed exhaust systems to serve the dwelling are noted on the floor plan; and their location of discharge is on the elevations. The minimum flow rates are to be in accordance with BCA/NCC & relevant Australian standards.</p>
NatHERS Notes
<p>All downlights are sealed and IC4</p> <p>Rated at 1 per 5m2</p> <p>All Glass windows and doors Aluminium</p> <p>Single Glazed Low-e except</p> <p> D3 Aluminium Double Glazed</p> <p>Low-e</p> <p> W5, D2 Aluminium Single</p> <p>Glazed Clear</p> <p>Skylight double glazed Clear</p> <p>Waffle pod slab 225mm + 85mm to garage</p> <p>Waffle pod slab 300mm + 85mm to dwelling</p>

[illegible]

Notes
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CLIENT NAME: Dean Talbot		ADDRESS: Lot 1223 DP1302496 3 Margaret Lane Caerleon, 2850		APPROVAL & STAMP		NOTE: ONLY ONE CLIENT IS REQUIRED TO INITIAL/SIGN THE ENCLOSED PLANS SIGNIFYING THE ACCEPTANCE AND AGREEMENT OF THE DESIGN AND REQUIREMENT TO PAY ANY OUTSTANDING ASSOCIATED FEES		NOTES 1. LEVELS SHOWN ARE APPROXIMATE AND ARE TO BE VERIFIED ON SITE BY THE BUILDER AND ALL ASSOCIATED TRADES 2. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING AND ARE TO BE CHECKED AND CONFIRMED ON SITE 3. ALL UNITS OF MEASUREMENT ARE MM (MILLIMETERS) UNLESS OTHERWISE SPECIFIED 4. DIMENSIONS ARE TO BE CONFIRMED ON SITE BY BUILDER PRIOR TO THE COMMENCEMENT OF WORKS 5. ANY ITEMS SHOWN OR DRAWN WITHIN THE ENCLOSED PLANS THAT ARE NOT LISTED OR DISPLAYED, ARE TO BE DEEMED AN EXCLUSION				Working Drawings SCALE @ A3		REVISION D 10-6-2025	
DRAWING: Basix Notes		Proposed Dwelling & Attached Secondary Dwelling				THIS DOCUMENT HAS BEEN PREPARED SOLELY FOR THE PURPOSES INTENDED AND REMAINS THE PROPERTY OF THE AUTHOR. THIS DRAWING AND RELATED DOCUMENTATION SHALL NOT BE MODIFIED IN ANY MANNER WHATSOEVER WITHOUT THE EXPRESSED WRITTEN PERMISSION OF THE AUTHOR. THIS DRAWING IS COPYRIGHT PROTECTED © 2025.				Suite 5, Level 1, Harrington Plaza 23 Fairwater Dr, Harrington Park NSW 2567 1300 163 163 DEVINEDRAFTING.COM.AU		JOB NUMBER: 25037-3 j.g		PAGE 12	